

"SAXBY DOWNS"



FOR SALE BY TENDER
CLOSING 5PM 7 MAY 2020

LOT 147	157,000.00 Ha/387,955.449 Acres
LOT 148	70,400.00 Ha/173,962.19 Acres
TOTAL	227,400.00 Ha/561,917.637 Acres

NWQ BREEDING GIANT
20,000 CATTLE - BY1
OFFERED BY AJM PASTORAL



ABOUT "SAXBY DOWNS"

SITUATION

"Saxby Downs" is located approximately 120km north west of Richmond.

Richmond is a small country town, full of heart and hardy people. The town itself boasts many services including: live-weight scales & saleyards; post office and freight service; retail stores; banks; a council office; police station; GP, hospital and aged services; day care, education to year 10 and after school care; railway station; rodeo grounds; racecourse; swimming pool; and a golf course.

AREA & TENURE

LOT 147 on SP 280191

Title Reference: 40072003

Tenure:

Leasehold

Term: 30 years, commence 04/2016

LOT 148 on SP 280191

Title Reference: 40072004

Tenure:

Leasehold

Term: 30 years, commence 04/2016

SERVICES

- Rural grid electricity and solar
- Telephone, internet and television connected
- Twice weekly mail service
- Two main light aircraft airstrips (and a number of lesser ones)
- New UHF radio repeater installed at No. 25 bore

RAINFALL AVERAGES 500mm EACH YEAR ON "SAXBY DOWNS"

RATES & RENT

RATES:

Richmond Shire Council

- Approximately \$3,614.20 quarterly

McKinlay Shire Council

- Approximately \$1,474.65 every six months

RENT:

- Approximately \$12,384.17 quarterly



COUNTRY

FRONTAGE DOWNS

“Saxby Downs” boasts excellent frontage country, with 20,000 acres of cultivatable land on the banks of the Saxby River.

These open to shaded downs are timbered with Corkwood, Gidgee and Bauhinia trees, growing from grey and creamy brown loams and black clay soils.

It is grassed with Flinders, Blue, and Mitchell grasses with emerging Buffel. The plains are near level with shallow rise limestone ridges.

Mainly used for backgrounding.



CARRYING CAPACITY
25,000 CATTLE

FOREST COUNTRY

The majority of the property is comprised of almost equal parts broken forest country with Gidgee patches and safe forest country.

Forest Mitchell and white and black Spear Grass are set against the Gidgee, Beefwood, Gutta-percha, Ti Tree, Wattle, Gum and Bauhinia timber. The country has been aerial seeded with Buffel and Stylo mix with Urochloa.

Mainly used for breeding.





WATERS

Water is an excellent feature of "Saxby Downs" thanks to a substantial amount of water works undertaken in the past 12 years.

The greatest asset is the 20 free flowing bores (three updated) with no pumping costs, and three sub bores. These flow up to 1,000,000 gallons/day of water to 53 tanks and 83 troughs, providing water year-round. Of these, 28 tanks, 63 troughs, and 16 pipelines are new.

Saxby River and the numerous creek channels provide natural seasonal water. There are also 44 seasonal dams and 12 long lasting dams.

This water distribution provides "Saxby Downs" with a grazing radii of within six kilometres.

FENCES

"Saxby Downs" has a fully fenced boundary, with mostly new four barb and mixed aged two plain fences. There are some older sections with a mix of plain and barbed wire combinations.

The property is internally sub-divided into 30 main paddocks (plus holding paddocks), many of which are fenced in half to allow a rotation and pasture spelling programme. This is highly beneficial to herd productivity and land condition.

A mostly new laneway system links the homestead to the yards at No. 25 bore and also Number 1 yards.



YARDS

HORSE YARDS

Fully operational horse yards, comprised of two round yards and holding yards, are the perfect size for the current scale of operation. Made complete with a saddle and feed shed.

CATTLE YARDS

There are nine sets of cattle yards and traps on the property:

NO. 1 CATTLE YARDS

- 220 panels
- Steel and cable construction
- Fully equipped drafting yards with dip, loading race and ramp, crush, draft pound, calf-cradle holding, receiving and forcing yards
- Good condition

NO. 21 YARDS

- 350 panels
- Steel strap on steel post construction
- Race type 7 way draft, calf race, separate bang-tail race, curved race design, preg testing/spey bail, loading ramp
- Constructed 2019

NO. 25 YARDS

- 260 panels
- Steel straps and top rail on steel posts
- Curved yard pattern, covered calf branding cradle, curved race, preg testing/spey bail, race draft, load, unload ramp, troughs, and sprinklers
- Fair condition

HOMESTEAD

- 225 panels
- Steel strap on steel post construction
- Loading ramp, calf race, covered near side cradle, curved race, preg testing/spey bail, race draft, and weaner feeding yards
- Good condition

NO. 16 TRAP

- Steel and cable yard with two spear traps
- Large attached holding paddock
- Estimated 300 head working capacity

NO. 17 TRAP

- Steel and cable yard with one set of spears and a loading ramp
- Estimated 300 head working capacity

NO. 20 TRAP

- Steel, cable and timber yard with one spear used with portable yards

NO. 27 TRAP

- Timber construction with steel traps
- Estimated 200 head working capacity

FISH HOLE TRAP

- 50 panels
- Basic steel and cable construction
- Portable yards for a race and draft



BUILDINGS & IMPROVEMENTS

BUILDINGS

- Homestead
- Overseer's House (inc new awning)
- Head Stockman's Cottage (inc new awning, fenced yard, carport, septic, and laundry)
- Ringers' Quarters
- Jillaroos' Quarters
- Staff Kitchen (inc dining, kitchen, cold room, and pantry)
- Laundry Block
- Rec Room
- Machinery Shed (inc solar)
- Workshop
- Hay Shed (inc two open bays for hay and a third enclosed bay for lick)
- Lick Shed
- Hangar

HOMESTEAD

"Saxby Downs" has an excellent homestead complex. The four bedroom, two bathroom home was built in 2000 and boasts 471 square metres. Dining, kitchen, living and laundry facilities included. Vinyl floors throughout. There is a large verendah and a two car attached car port. Complete with hot water system, split system air-conditioning, and unlimited water for the spacious gardens provided from a bore drain. Makes for a lovely family home.

IMPROVEMENTS



New hay shed



Homestead yards



New staff kitchen/dining room



Quarters



Workshop



Head stockman dwelling

PLANT

AIRCRAFT

- 1979 CESSNA 206 G. (NEW ENGINE AND PROP)

TRUCKS

- 2007 MACK SUPER LINER BODY TRUCK WITH NEW LOAD THROUGH GATE
- 2001 MACK FLEET LINER PRIME MOVER
- 2017 MITSUBISHI CANTER 4X4
- 1984 MACK R 6X6 BODY TRUCK
- 1986 ISUZU TWIN CAB HORSE TRUCK
- FORD 9000 TIPPER
- 1951 BLITZ 6X6

MACHINERY

- 2012 JOHN DEERE 772G GRADER
- CAT D87 DOZER WITH RAKE

TRACTORS

- KUBOTA SVL 95-2S POSI TRACK SKID STEER
- JOHN DEERE 6330 TRACTOR
- JOHN DEERE 3130 TRACTOR
- KUBOTA Z122E ZERO TURN MOWER

CARS

- 2019 VDJ79 (REGISTERED)
- 2017 VDJ79 (REGISTERED)
- 2015 VDJ79
- 2010 VDJ79
- 2009 VDJ79
- 2005 HZ179

TRAILERS

- 2 X KRUEGER (10 YEARS OLD) 45' TRI AXLE TRAILERS WITH NEW SINGLE DECK REMOVABLE LOAD THROUGH GATES
- 2 X KRUEGER BOGIE AXLE DOLLYS (10 YEARS OLD)
- BARKER 40' SINGLE DECK TRAILER
- UNKNOWN 40' SINGLE DECK TRI AXLE TRAILER
- 25 TON TRI AXLE MOLASSES TANKER
- UNKNOWN BOGIE AXLE DOLLY
- SINGLE AXLE DOLLY
- TAG MACHINERY TRAILER

BIKES

- KUBOTA DIESEL RTV-X900 BUGGY
- 2018 YAMAHA KODIAK 700
- 2015 HONDA 420
- 2014 HONDA 500
- 2014 HONDA 420

MISCELLANEOUS

- ATLAS 180 TRUCK CRANE
- DEUTZ DIESEL WELDER

**FULL MANAGEMENT
TEAM IN PLACE**

LIVESTOCK

The sale of "Saxby Downs" will include approximately 20,000 cattle from AJM Pastoral Company:

- 11,000 Charbray/Composite "Saxby Gold" Breeders
- 3,000 No. 8 and 9 Heifers plus Followers
- 6,500 Weaners/Calves for 2020
- 400 Bulls



TESTIMONIALS

"AJM Pastoral's Saxby Gold steers that we have been buying for the last seven years have continued to be good performers in our feedlots. Their performance would be in the top 10% of our corporate suppliers. Their weight gains and conversions are outstanding for a large commercial herd. The Saxby Gold cattle are consistently uniform and meet our 100 day requirements at Kilcoy Global Foods."

Ben Morgan - CEO/Managing Director, Morgan Pastoral

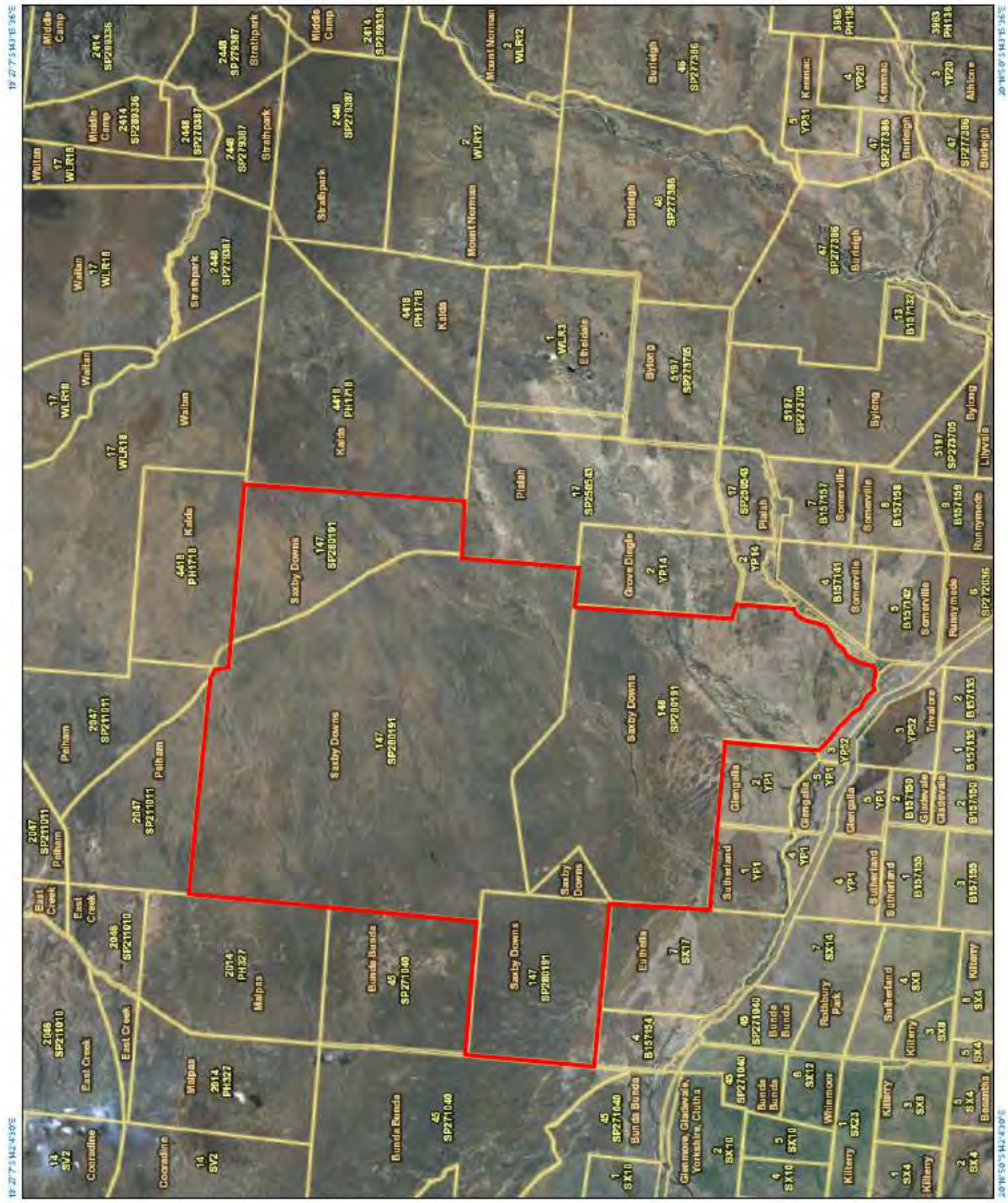
"Global Foods have been processing the AJM Pastoral Company Saxby Gold cattle through Morgan Pastoral Company for the past 7 years. These cattle have been grain fed for a minimum of 100 days. We have found these cattle to consistently hit our MSA specifications & have the carcass characteristics we require to supply our customers domestically & around the world."

Craig Price - General Manager Livestock, Kilcoy Global Foods

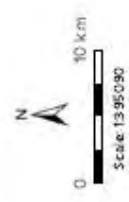


"SAXBY DOWNS" SITUATION MAP



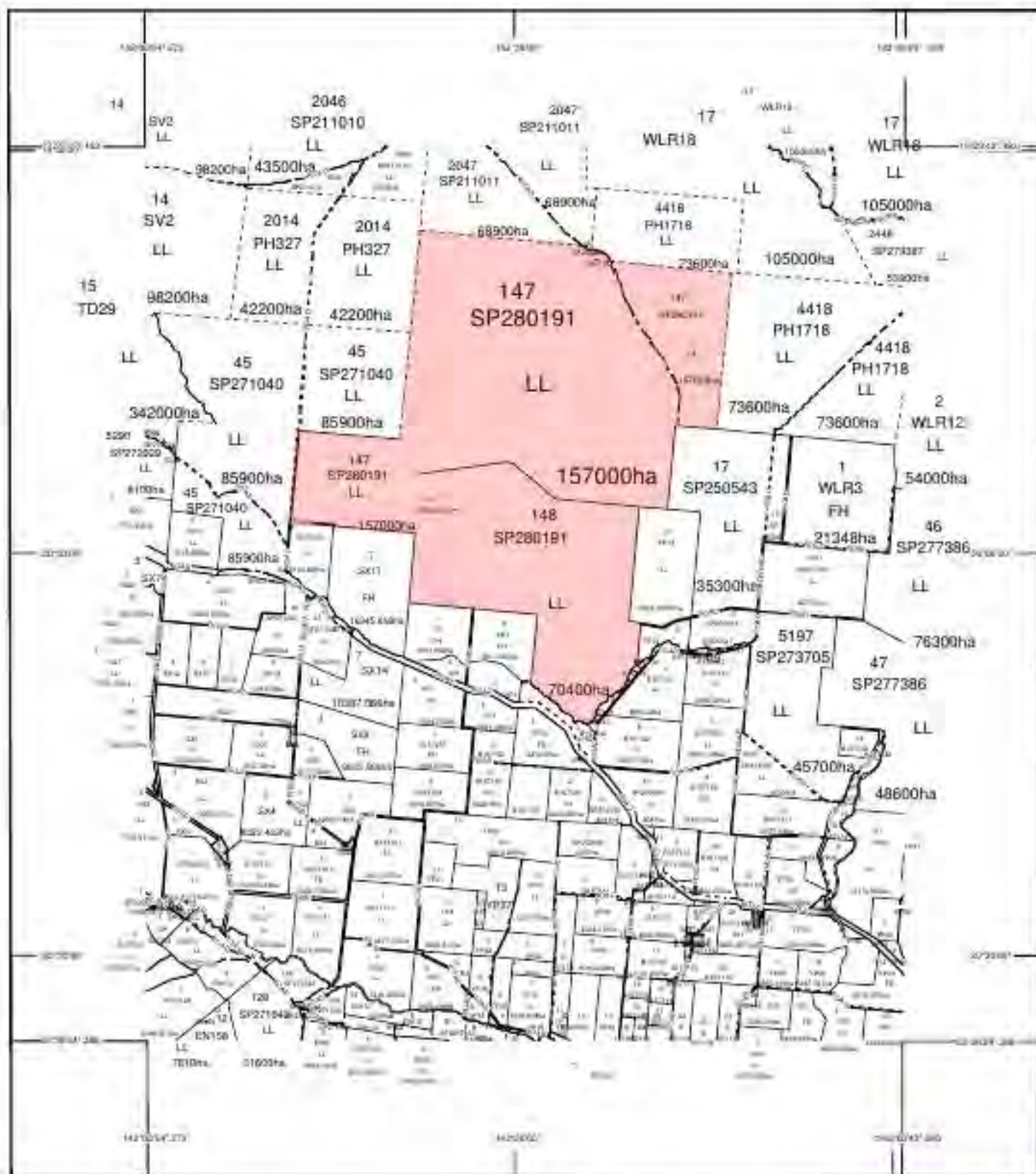


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STANDARD MAP NUMBER
7457-44433

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

LCDA
Location: 147 SP280191
Address: 70400ha
Title: LANDS LEASE
Local Government: RICHMOND SHIRE
County: GANNY
Geospatial: 110011

CLIENT SERVICE STANDARDS

PRR(D) (2009/0001) 4502000

CCD: 147 SP280191 70400ha and 157000ha are not shown

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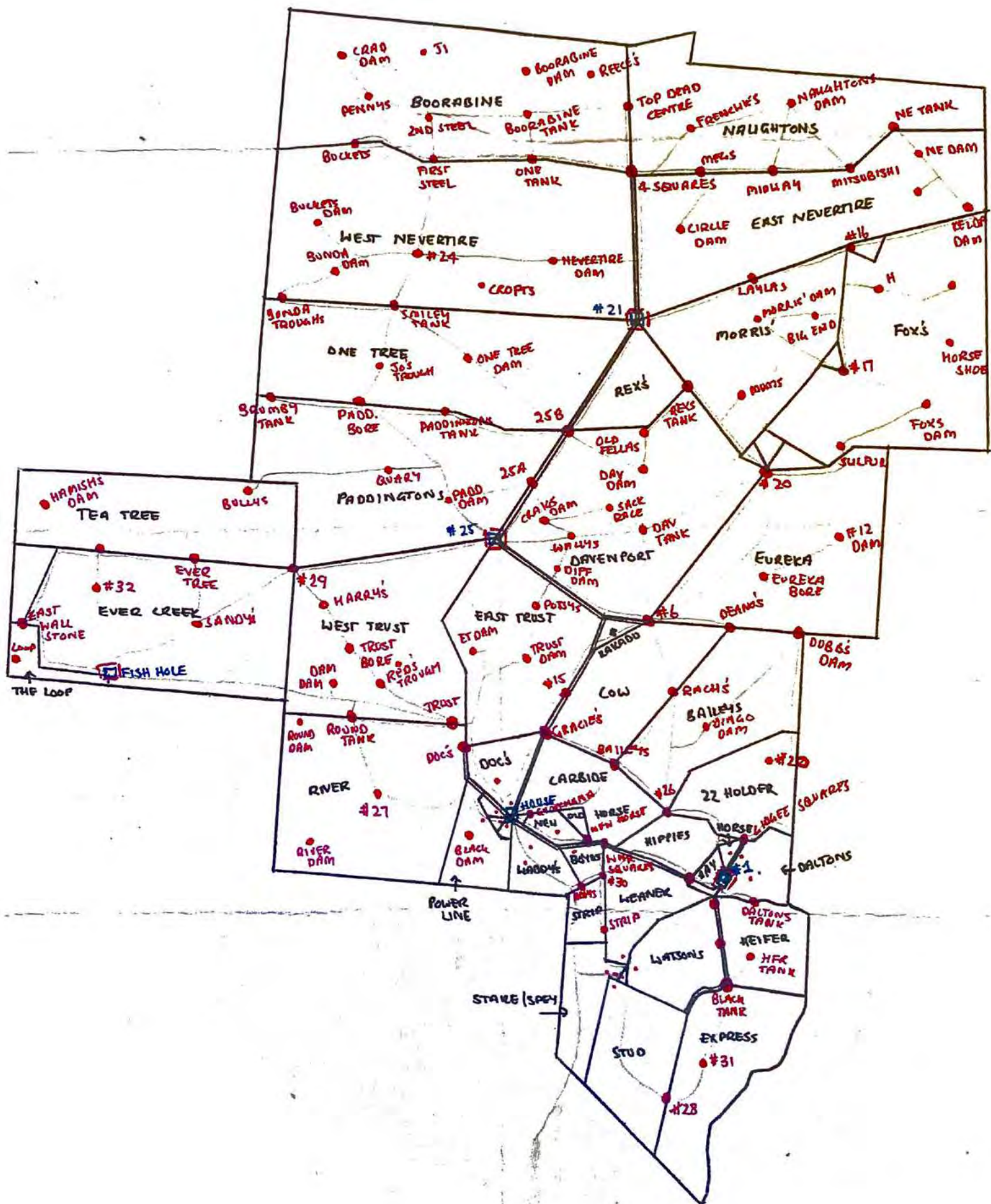


Queensland
Government

(c) The State of Queensland,
(Department of
Natural Resources,
Mines and Energy) 2020.



"SAXBY DOWNS" PROPERTY & WATERS MAP





CONTACT

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"Saxby Downs" is offered by the McClymont family for genuine sale by Tender with tenders closing 5pm 7 May 2020

Attention:

CONNIE NAVARRO

Connie Navarro Legal

Ph: 0407 725 306

E: connie@cnavarrolegal.com.au

Inspections commence 14 April 2020 for approved purchasers



"Saxby Downs" offers a plethora of rare qualities including top quality growing country with excellent, safe breeding country within the one package. The "Saxby Gold" herd are renowned throughout the feedlot industry with Morgan Pastoral and Kilcoy Pastoral securing thousands each year for their top shelf grain-fed businesses. Its massive presence within close proximity to all markets stand it out as a rare pearl in the North Australian Pastoral landscape. Remarkable water is abundant and cost free, via flowing artesian bores to hundreds of kilometres of poly pipe and troughs. A self-replenishing "Saxby Gold" herd of excellent composite cattle offers amazing opportunities at a time when Australia's herd numbers are at an all-time low whilst experiencing record prices. Don't miss this rare opportunity to secure this renowned, well-located, well-managed breeding giant.